This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $440,000.00.

Affiant

Subscribed and sworn before me this the 22 day of May, 2026.

Notary Public
My commission expires: 10/4/27

JODI JACKSON — TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425123 DEEDWARR
05/26/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260526-0047656

Address of New Owner:
Lyse Perrigo
920 Carolyn Ave.
Nashville, TN 37216

Send Tax Bill to:
SWBC Mortgage Corp.
9311 San Pedro Ave, Ste 100
San Antonio, TX 78216

Tax Information:
072-09-0 334.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC ANDREW SPRAGGINS AND ELLEN O'BRIEN-SPRAGGINS,HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LYSE PERRIGO, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Andrew Spraggins, a single man, by deed dated 08/18/2020, from Spencer Davidson Cummings, a single man, of record in Instrument No. 20200819-0093593, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 920 Carolyn Ave., Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22 day of May, 2026.

Eric Andrew Spraggins

Ellen O'Brien-Spraggins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric Andrew Spraggins and Ellen O'Brien-Spraggins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jodi Jackson,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 22 day of May, 2026.

Affiant Signature
Date 5/22/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027